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October 18, 2018

7th Street Management, LLC
700 South 7th Street
Las Vegas, Nevada 89101

**RE: SDR-74080 [PRJ-73987] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO ZON-74107
CITY COUNCIL MEETING OF OCTOBER 17, 2018**

Dear Applicant:

The City Council at a regular meeting held on October 17, 2018 voted to **APPROVE** a request for Site Development Plan Review FOR A PROPOSED 15,912 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS TO ALLOW A FRONT YARD SETBACK OF 10 FEET WHERE 20 FEET IS REQUIRED; A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED; 46 PARKING SPACES WHERE 54 ARE REQUIRED; A THREE-STORY, 43-FOOT TALL BUILDING WHERE TWO STORIES OR 35 FEET IS THE MAXIMUM HEIGHT ALLOWED; A RESIDENTIAL ADJACENCY SETBACK OF 90 FEET WHERE 128 FEET IS REQUIRED; AND A LOT COVERAGE OF 65 PERCENT WHERE 50 PERCENT IS THE MAXIMUM ALLOWED on 0.48 acres at 708 and 714 South 7th Street (APNs 139-34-410-227 and 228), R-1 (Single Family Residential) Zone [PROPOSED: P-O (Professional Office)], Ward 3 (Coffin) [PRJ-73987].

This approval is subject to the following conditions:

Planning

1. Approval of Rezoning (ZON-74107) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan date stamped 08/01/18, and building elevations date stamped 08/01/19/8 and 08/13/18, except as amended by conditions herein.

4. A Waiver from Appendix F, Interim Downtown Las Vegas Development Standards is hereby approved to allow a front yard setback of 10 feet where 20 feet is required.
5. Waiver from Appendix F, Interim Downtown Las Vegas Development Standards is hereby approved to allow a two-foot wide landscape buffer along the south property line where eight feet is required.
6. A Waiver from Appendix F, Interim Downtown Las Vegas Development Standards is hereby approved to allow 46 parking spaces where 54 are required.
7. A Waiver from Appendix F, Interim Downtown Las Vegas Development Standards is hereby approved to allow a three-story, 43-foot tall building where two stories, 35 feet is the maximum height allowed.
8. A Waiver from Appendix F, Interim Downtown Las Vegas Development Standards is hereby approved to allow Residential Adjacency Setback of 90 feet where 128 feet is required.
9. A Waiver from Appendix F, Interim Downtown Las Vegas Development Standards is hereby approved to allow 65 percent lot coverage where 50 percent is the maximum allowed.
10. A Waiver from Appendix F, Interim Downtown Las Vegas Development Standards is hereby approved to allow the hours of operation from 6:00 a.m. to 11:00 p.m. where the hours of operation are limited to 7:00 a.m. to 9:00 p.m.
11. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
12. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
13. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
14. All utility or mechanical equipment shall comply with the provisions of the Downtown Las Vegas Overlay, Appendix F, Interim Downtown Las Vegas development Standards, unless approved by a separate Waiver.

15. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
16. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

18. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks adjacent to this site in accordance with code requirements of Title 13.56.040, if any, to the satisfaction of the City Engineer concurrent with development of this site. A "pan style" driveway on 7th Street may be used as long as the sidewalk path along 7th Street complies with Americans with Disabilities Act (ADA) guidelines.
19. Landscape and maintain all unimproved rights-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
20. Submit a License Agreement for landscaping and private improvements in the 7th Street public right of way prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

21. Gated entries shall remain open during normal business hours.
22. Prior to the approval of Construction drawings for this site, sign a Covenant Running with Land agreement for the possible future installation of any off-site improvements per requirements of the Downtown Master Plan that are deferred by this action including undergrounding of all existing overhead utility lines adjacent to this site not placed underground with this development. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of building permits for this site.
23. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

The Notice of Final Action was filed with the Las Vegas City Clerk on October 18, 2018.

Sincerely,



Robert Summerfield, AICP[®]
Director
Department of Planning

RTS:PL:clb

cc: Mr. John David Burke, Architect
3471 West Oquendo Road, Suite #301
Las Vegas, Nevada 89118